

Form Name:	MBTA Communities Information Form
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## MBTA Community Information Form

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| 1. What is your Municipality   | Brookline                                    |
| 2. Name of person filling out this form  | Kara Brewton                                 |
| 3. Title of person filling out this form   | Director of Planning & Community Development |
| 4. Email of the person filling out this form   | kbrewton@brooklinema.gov                     |
| 5. Phone number of the person filling out this form  | (617) 730-2468                               |
| 5.a Will the person filling out this form ALSO be responsible to ensure compliance with section 3A of c40A and/or lead a committee that will undertake compliance with section 3A of c.40A?? | Yes  |

## Section 2 - Community Information

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|---|--|
| 6. Does your municipality have any land area within 0.5 miles of a public transit station, defined as a Subway station, Commuter rail station, Ferry terminal or Bus station. Note: the definition of "Bus Station" in the Draft Guidelines: "Bus station" means a building located at the intersection of two or more public bus lines, within which services are available to bus passengers; provided that a bus station does not include a shelter or other structure without walls and a foundation. | Yes  |
| 6.a. What is the name of the public transit station most likely to be the location of the multi-family zoning district that will comply with the Draft Guidelines?  | Brookline Village, Washington Square, Coolidge Corner, Chestnut Hill, Cleveland Circle, St. Mary's Station |

<b>6.a.1. Are there any known obstacles (not including existing zoning regulations) to developing multifamily projects on land within 0.5 miles from this public transit station?</b>	No
<b>7. Does your municipality have any zoning district(s) where multifamily development of 15 units/gross acre is allowed as of right without age restrictions and without restrictions on the number of bedrooms?</b>	Yes, more than one district
<b>7.a. Please provide a link to your zoning bylaw or ordinance.</b>	<a href="https://www.brooklinema.gov/1479/By-Laws-and-Guidelines">https://www.brooklinema.gov/1479/By-Laws-and-Guidelines</a>
<b>7.b. What is the name of the zoning district you believe complies with the requirements of section 3A of c.40A?</b>	While our M, G, L, and I districts allow the unit density, we do not believe we fully comply to Section 3A (e.g., total capacity that could be feasibly built in these zones without triggering other Special Permits like setback relief)).
<b>7.b.1. What is the name of the second zoning district you believe complies with the requirements of section 3A of c.40A?</b>	See above. For purposes of area calculations, the largest is the G-2 District in Brookline Village; the second largest is the G-1.75 CC District in Coolidge Corner.
<b>7.c. Is the district 50 acres or more?</b>	No
<b>7.c.1. If less than 50 acres, provide the size of the existing district in acres</b>	38
<b>7.c.2. Is the second district 50 acres or more?</b>	No
<b>7.c.2.1. If less than 50 acres, provide the size of the existing district in acres</b>	32
<b>7.d. Is any part of the existing district within 0.5 miles of a qualifying public transit station?</b>	Yes
<b>7.d.1. Is any part of the existing second district within 0.5 miles of a qualifying public transit station?</b>	Yes
<b>7.e. Is more than half of the district covered by water bodies, wetlands, or permanently protected open space, or subject to any other development restrictions (not including existing zoning regulations)?</b>	No

<b>7.e.1. Is more than half of the second district covered by water bodies, wetlands, or permanently protected open space, or subject to any other development restrictions (not including existing zoning regulations)?</b>	No
<b>8. In accordance with the How to Comply in 2022 requirements for MBTA Communities issued on December 15, 2021, MBTA Communities are required to hold a briefing about the Draft Guidelines at a meeting of the Select Board, City Council or Town Council prior to May 2, 2022. Have you held such a meeting?*</b>	Yes
<b>8.a. What was the date and time of the meeting?</b>	Apr 05, 2022 06:00 PM
<b>8.b. Upload the Agenda for the meeting</b>	<a href="https://www.formstack.com/admin/download/file/12665191941">https://www.formstack.com/admin/download/file/12665191941</a>

### Section 3 Technical Assistance and Next Steps

<b>9. Please tell us what, if any, technical assistance you might need in order to comply with section 3A of c40A based on the Draft Guidelines issued on December 15, 2021.</b>	We can draft multifamily zoning without technical assistance We need technical assistance to calculate multifamily capacity
<b>10. If your municipality needs Technical Assistance, please indicate which resources you prefer.</b>	Consultant procured by a state agency

**11. Use the space below to provide other information that you were unable to answer in the questions above. Please do not provide comments on Draft Guidelines here.**

We cannot confidently answer the capacity question because we don't have enough guidance yet from DHCD. For example, if special permits are required for setback relief, are we supposed to do a parcel by parcel analysis to demonstrate reasonable capacity?

Another example is parking. Can we presume all below grade parking as reasonable, or are we meant to build out a financial analysis and parking layout for each parcel?

We don't know whether we cannot include parcels in the Coolidge Corner Overlay District, which requires special permits for demolition. If the exercise is "blind" about what is there currently, than can we assume that all the parcels would start cleared of any buildings?

Finally, we need to understand whether we can include properties that are also in Local Historic Districts or Neighborhood Conservation Districts (in General By-Law, not zoning).

We cannot move forward with any reasonable analysis or community engagement until the Guidelines are finalized. Nor can we plan staff and any community engagement scope until we know when the guidelines will be available. I request, therefore, that DHCD change the deadline for an action plan to be approved by DHCD to 12 months following the issuance of the final guidelines.

Thank you!

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